

RUMSON PLANNING BOARD
MINUTES
June 6, 2016

The regularly scheduled meeting was called to order at 7:35 pm with a salute to the flag.

The roll was called with the following members present: Chairman Lospinuso, Mr. Casazza, Councilman Rubin, Mrs. White, Mr. Clark, Mrs. Baret, Mr. Hewitt,
Absent: Mayor Ekdahl, Mr. Shanley, Mrs. Williams, Mr. Nixon

Also present, Michael B. Steib, Esq., Fred Andre', Thomas Neff representing T&M Associates and State Shorthand Reporting Service.

The requirements of the Open Public Meetings Act were stated as met.

Chairman Lospinuso asked for approval of the May 2, 2016 Planning Board Minutes. Mr. Casazza makes a motion to approve the Minutes as submitted, Seconded by Mrs. Baret

Roll call vote:

Ayes: Councilman Rubin, Mr. Clark, Mrs. Baret, Mr. Hewitt, Mr. Casazza

Nays: None

Abstained: Chairman Lospinuso, Mrs. White

Mr. Steib advised that the first order of business tonight will be the Scopellite Resolution approving a minor subdivision for property located at 52-54 Buena Vista Avenue. After the Board's review and discussion, Chairman Lospinuso asked the Board's pleasure on the Resolution. Mrs. Baret makes a motion to approve the Resolution as drafted, seconded by Mr. Hewitt.

Roll call vote:

Ayes: Councilman Rubin, Mr. Clark, Mrs. Baret, Mr. Hewitt, Mr. Casazza

Nays:

Abstain: Chairman Lospinuso, Mrs. White

Mr. Steib announced the next agenda item to be the application of Charles and Kara Short, for properties located at 17 Edgewood Road and 6 Orchard Lane. Mr. Steib advised the Board that he reviewed the service and it is in order and the Board has jurisdiction to hear the application. Thomas Neff of T& M Associates advised the Board that there are a number of completeness waivers required and due to the fact there is no new construction on the properties there's no objection to the Board granting the waivers. Mr. Steib stated that the items listed on the engineering completeness review are B-2, B-11, B-15, B-19, C-8, D-3 and D-5 are the waivers being needed. Councilman Rubin makes a motion to grant the needed waivers and deem the application complete; seconded by Mr. Casazza.

Roll call vote:

Ayes: Chairman Lospinuso, Councilman Rubin, Mrs. White, Mr. Clark, Mrs. Baret, Mr. Hewitt, Mr. Casazza

Nays: None

Mr. Brooks Von Arx, Esquire, attorney for the applicant addressed the Board. Mr. Von Arx stated that Kara and Charles Short are the owners of 6 Orchard Lane, Block 15, Lot 12.01, and Noah and Sara Poponak are the owners of 17 Edgewood Road, Block 15, Lot 6. The applicant proposes to adjust the boundary line between Lots 6 and 12.01 to increase the size of Lot 6. The proposed Lot 6.01, which is located in both the R-1 and R-3 Residential zones, is irregular in shape and would consist of 1.0 acres, where 1.5 acres is required. Proposed Lot 12.02, which is located in the R-1 Residential Zone, is a rectangular shaped lot and consists of 1.62 acres. Mr. Von Arx stated that the application is a simple lot line adjustment. Mr. and Mrs. Short have agreed to convey 1/4 acre of their parcel to the Poponaks. Leaving the Orchard Lane property to consist of approximately 1.6 acres. The structures on both properties will remain as they exist. The depth of Lot 6 will be improved and be a benefit to the property. The proposal will have no adverse effect on the zone plan for the area. Neither property is encumbered by Deed Restrictions, wetlands or other topographical conditions. The adjustment in the lot line does not create any new variances being sought.

Mr. Steib advised the Board that the engineering review applied the R-1 requirements to the Orchard Lane property, which are greater than the R-3 requirements, and is technically a variance request. Because the proposed Lot 6.01 is located in both the R-1 and R-3 zones the Board's engineer applied the more rigorous zone standards.

Mr. Von Arx requested a waiver from the street tree requirements. The lot line adjustment will be filed by Deed and will be supplied should the Board look favorably on the application. Charles Short, the property owner is sworn and concurs with Mr. Von Arx's representations made before the Board.

There being no further testimony or Board comments, Chairman Lospinuso asks for public questions or comments on the application. There being none, public portion is closed.

Mr. Steib advised the Board that he prepared a Resolution in advance of the Board hearing the application an accommodation to the applicant due to time constraints, which is entirely non-binding on the Planning Board and is not to be interpreted in any way as constituting a decision or any pre-disposition of the Planning Board or any of its Members. The Board can vote for or against this application based upon the presentation this evening and not based on the fact that a Resolution has been prepared.

Chairman Lospinuso asked the for any further Board comments or questions. There being none, Councilman Rubin makes a motion to approve the application and adopt the Resolution with the street trees not being required; seconded by Mrs. White.

Roll call vote:

Ayes: Chairman Lospinuso, Councilman Rubin, Mrs. White, Mr. Clark, Mrs. Baret, Mr. Hewitt, Mr. Casazza

Nays: None

Mr. Steib advised that no Executive Session is necessary.

There being no further matters before the Board, Motion is made and seconded to adjourn at 8:05 pm.

Next scheduled meeting of the Planning Board will be July 11, 2016 at 7:30 pm.

Respectfully submitted,
Michele A. MacPherson